LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR43998270 **£350,000**

Hendra Croft Cottage,
Hendra Croft, Newquay, Cornwall, TR8 5QL **FREEHOLD**



To be sold publicly for the first time ever.

In a convenient quiet rural location backing onto fields, a fantastic opportunity to acquire a detached cob and stone cottage; an exciting redevelopment project in need of full renovation occupying a large level garden plot of over 0.33 of an acre including garaging and a versatile range of outbuildings. Priced for immediate sale!









SUMMARY OF ACCOMMODATION – In all, 2,721sq.ft. (including outbuildings)

Ground Floor Porch, inner hall, sitting room, bedroom 2, kitchen/breakfast room, pantry, sun room, utility room, family bathroom.

First Floor Landing, principal bedroom, bedroom 3, bedroom 4.

Outside Carport, workshop, oversized garage. Stone outbuilding. Modern outbuilding separated into tractor shed and store. Parking for 2-3 cars. Aluminium framed greenhouse. External boiler room, level lawned garden.

In all, over 0.33 of an acre.

DESCRIPTION

The availability of Hendra Croft Cottage represents a rare opportunity these days to acquire a delightfully situated cob and stone cottage offered for sale publicly for the first time ever! Originally built in the late 1800's as a pair of miner's cottages, the property has been in the same family's ownership for many years, indeed it was once owned as part of the neighbouring farmstead. The property was extended in the 1970's and is still lived in, however, undoubtedly will be seen as an exciting redevelopment project as it is in need of full renovation but an opportunity to create a fabulous rural home in a convenient and tranquil location close to Newquay, Perranporth and a beautiful stretch of the north Cornish coast.

Approached off a quiet private lane which accesses just Hendra Croft Cottage and two other properties. The cottage is set well away from the road with one close neighbour and backs directly on to surrounding fields. There is parking for 2-3 cars with useful double carport and oversized garage. The rear of the house which backs onto the field would have been originally the front entrance; however, the most common entrance is now through a sun room adjacent to the parking area, this opens into a broad kitchen/breakfast room with a large pantry to one side and a family bathroom to the other. The inner hall accesses a cosy sitting room with feature fireplace and a second reception room/bedroom 2 on the other side of the house. The rear porch is seldom used to enter the house and is currently used as an

aviary. On the first floor a landing leads to the principal bedroom with large dressing room and two further single bedrooms.

The useful outbuildings include an attached workshop which could be incorporated into the living space of the house. A detached stone and block outbuilding with two useful storerooms and a smaller implement shed. Adjacent to the level garden is a fantastic **large modern outbuilding** separated into a large tractor shed (29' x 17'3") and a large **useful store** (17'6" x 12'2"). These outbuildings provide both the footprint and very useful buildings which could suit a variety of purchasers from home office, gym, woodworking, studio etc. The gardens also are an attractive feature, are level and bounded by mature tree and hedge borders, perfect for families with children or pets and they extend in total to **over ⅓ of an acre** which is a real rarity for a detached house in this price bracket.

All in all, a delightfully situated character home with enormous potential ripe for refurbishment, remodelling and improvement with a useful and highly versatile range of outbuildings. Sold with immediate vacant possession, no onward chain.



LOCATION

Hendra Croft Cottage is located in a rural setting virtually equidistant from the popular coastal resort towns of Perranporth and Newquay. The area is ideal for walking and horse riding and there are many public access paths and quiet lanes, just 2 miles to the west is Penhale Sands which is a vast area of sand dunes that abuts a nearly 2 mile long Perran Beach. Perran Beach stretches away from the town of Perranporth which has many

excellent surfing breaks and is considered to be one of the best spots in the county to kite surf on the windier days, although it is also ideal for families as it is one the most active surf life saving clubs in the county. Perranporth also has the United Kingdom's only public house which sits directly upon a beach called The Watering Hole which is a pub for entertainment and events all year round. There are other beaches nearby at Holywell Bay, Porth Joke and Crantock which are divided by beautiful, rugged headlands. The larger town of Newquay is just 4 miles away and has a full range of shops and professional services as well as multitude of cafes, pubs and restaurants which sit around its harbour and golden sand beach at Fistral which is a mecca for suffers.

Truro is around 15 minutes' drive away and Cornwall's capital city with its valley setting being dominated by the spires of Cornwall's only cathedral! Truro's cobbled streets are lined with specialist retailers. Truro has also gained a reputation as one of the entertainment centres in the county with the Hall for Cornwall theatre which has recently undergone a multi million pound refitted. Truro also has schooling for all ages with three excellent private schools. There are golf courses nearby at Newquay, Perranporth and Truro. Cornwall Airport Newquay is just 6 miles away with daily flights to a growing range of national and international destinations.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Porch, double glazed windows to side and rear. Radiator. Inner hallway with open tread staircase ascending to first floor. High level cupboard housing electricity meter and fuse box, radiator. Cloaks cupboard. Obscure glazed door to entrance porch.



SITTING ROOM – 12'11" x 12'
Dual aspect with double glazed windows to side and rear, feature fireplace with Delabole surround and hearth with electric fire in front of open fire behind. Parquet flooring, beamed ceiling, radiator, recessed shelving.



BEDROOM 2 – 12'5" x 11'9"
Dual aspect with double glazed windows to side and rear. Feature fireplace with brick surround on a stone hearth, radiator, fitted wardrobes.

KITCHEN / BREAKFAST ROOM – 14'4" x 9'1" With window through sun room to front garden. Fitted on three sides with a range of base and eye level cupboards with stainless steel sink and drainer, space for electric oven, space and plumbing for dishwasher. Space for four seater breakfast table. Square arch through to:-



PANTRY – 8'7" x 5'3" With space for large upright fridge/freezer. Glazed window to front, base mounted unit with roll edged worktop, tiled splashbacks, coat hooks. Door into:-

SUN ROOM – 12' x 5'2" With double glazed window overlooking front garden under a monopitched polycarbonate roof. Fitted on one side with a range of base mounted cupboards, space and plumbing for tumble dryer, windows into kitchen, door into:-



UTILITY ROOM / WC With obscure double glazed window to side, low flush wc, space and plumbing for tumble dryer.

FAMILY BATHROOM With pastel suite including pedestal wash hand basin, bath with handrails and Jade Triton electric shower with retractable glazed shower screen. Low flush wc, obscure double glazed windows to front and side, tiled on four sides, heated ladder style towel rail, laminate flooring. Door into airing cupboard with slatted shelving, radiator.



FIRST FLOOR

LANDING Loft hatch, smoke detector, doors into:-

PRINCIPAL BEDROOM – 12'2" x 8' Double glazed windows to rear, room partially subdivided into bedroom and dressing area with fitted wardrobes, radiator, loft hatch.



BEDROOM 2 – 12'5" x 11'9" Dual aspect with double glazed windows to front and side, radiator.

BEDROOM 3 – 12'2" x 9'9" Dual aspect with double glazed windows to side and rear, radiator.





OUTSIDE

WORKSHOP – 9'8" x 8'6" With power connected under a monopitched corrugated roof.

OPEN-FRONTED CARPORT For 2 cars.

GARAGE – 19'1" x 12'10" With windows to either side, power and light connected.





EXTERNAL BOILER ROOM AND STORE – 17'6" x 12'2"

ALUMINIUM FRAMED GREENHOUSE

STONE BARN Separated into two rooms.

TRACTOR SHED – 29' x 17'3"

GARDEN IMPLEMENT SHED



Rear garden laid to lawn bounded by mature hedge borders. Apple tree. Rear garden. Oil tank. Well.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR8 5QL.

SERVICES Mains water, electricity, private drainage (septic tank), oil fired central heating.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Standard broadband available – 22 Mbps highest available download speed. 1 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND D (see www.mycounciltax.org.uk).

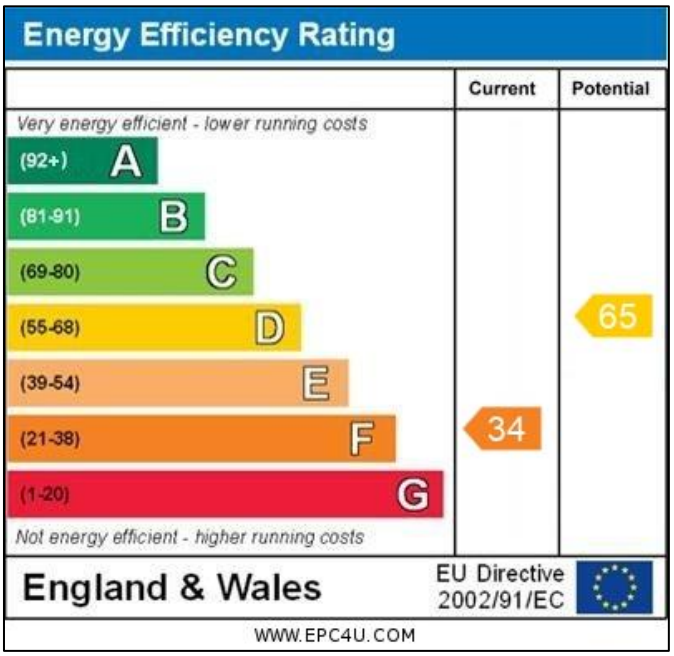
DIRECTIONS From the centre of Goonhavern by The New Inn, proceed in an easterly direction along Newquay Road towards Newquay. After approximately 1.5 miles turn left into a private unmade lane, signposted Hendra Croft Farm. Proceed along this lane and after 150 metres Hendra Croft Cottage is the second property on the left hand side.

WHAT3WORDS ///mammoths.bonus.confined.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

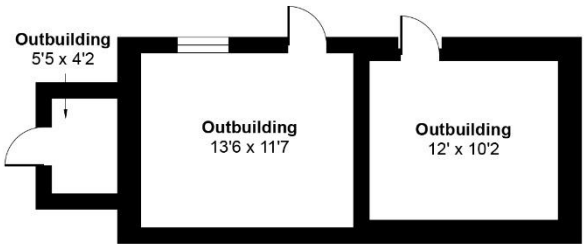
THE PROPERTY OMBUDSMAN
Approved Redress Scheme



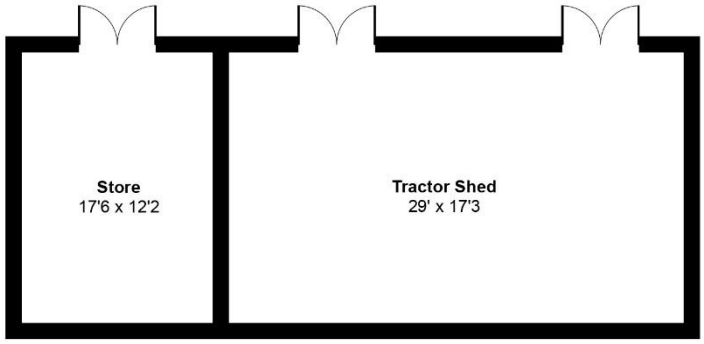
Not to scale – for identification purposes only.

Hendra Croft, Newquay

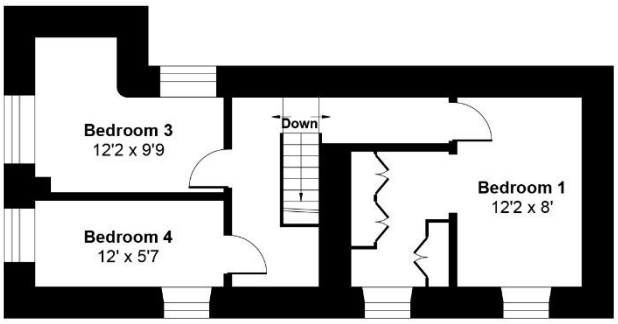
Approximate Area = 1367 sq ft / 126.9 sq m
Garages = 325 sq ft / 30.1 sq m
Outbuildings = 1029 sq ft / 95.5 sq m
Total = 2721 sq ft / 252.5 sq m
For identification only - Not to scale



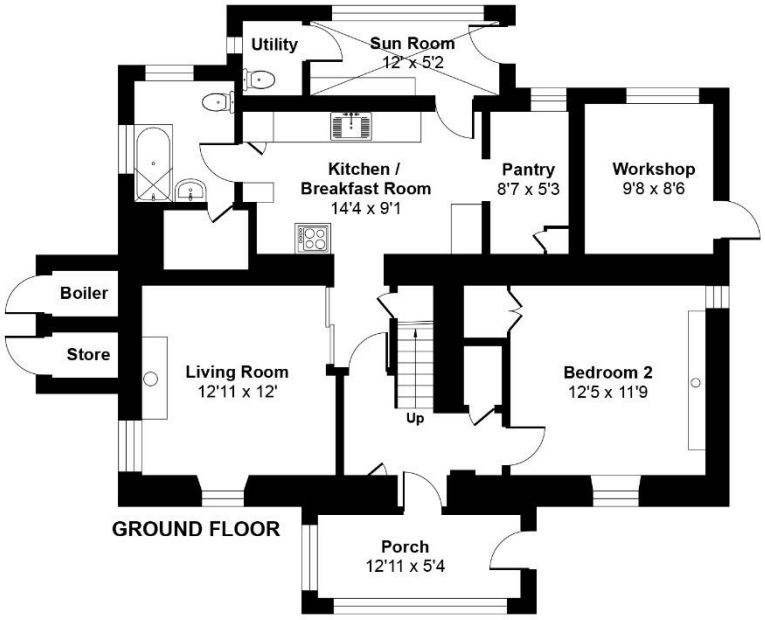
OUTBUILDING 3 / 4 / 5



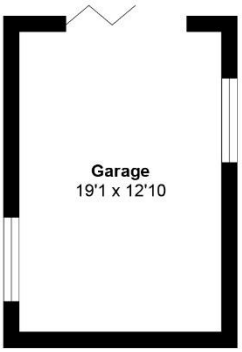
OUTBUILDING 1 / 2



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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NEWQUAY
Perranporth
Goonhavern
St Newlyn East
Crantock
Cubert
Holywell
Penhale Camp
Penhale Sands
Perran Beach
Ligger or Perran Bay
Holywell Bay
Holywell Beach
Fistral Beach
Fistral Bay
Pentire Point East
Pentire Point West
Kelsey Head
The Chick
Crantock Beach
West Pentire
Cubert Common
The Kelseys
Trevowan
Trevemper
Trevithick Manor
Gwills
Kestle Mill
Trevilley Court Fm
Trethiggy Fm
Legonna
Manuels
Chapel
Lane
Hendra
Trencreek
Treninnick
Tregair Fm
Polgreen
Trewerry Mill
Trevoll
Trendrean
Benny Mill
Trenance
Neeham
Earthwork
Trescowthick
Trewolla
Treoffal
Trevarth
Trerice
Trenissick
Treworthal
Carevick
Carines
Treseaan
Trevail
Trevornick
Treworgans
Lewannick
Dunes
Penhale Point
Carter's or Gull Rocks
Cave
Hoblyn's Cove
Ligger Point
Beagle
Danger Area
Ellenglaze
Trebisken Ho
Trebellan
Shafts (dis)
Trelaske
Treworthen Fm
North Treamble Fm
Rejerrah Fm
Rejerrah
Lower Treludderow Fm
Cargoll Ho
Parknoweth
Pollamounter
Trevilson
Nanhellan
Treludderow Manor
Penhallow Moor
Fiddlers Green
Wind Farm
Newlyn Downs (dis)
Shepherds Fm
Sixty Acres Fm
Penglaze
Zelah Hill
Ennis Fm
Killigrew Fm
Deer Park Wood
Trenerry
Trefronick Fm
Trevalso
Zelah
Little Callestock
Oak Ridge Fm
Polgoda Downs
Engelly
Carnebo Fm
Scotland Fm
Hendra Croft
Hendra Fm
Hendravossan
Stampas Fm
Gear Sands
Gear Fm
Holiday Centre
Carn Haut
Carn Clew
Cotty's Point
Chapel Rock
Droskyn B
Point
Reen Sands
Reen Manor
Rose
Lower Rose
St Piran Round
Rosehill
Carkief
Perranwell
Penwartha Coombe
Perranzabuloe
Penwarthe
Perrancoombe
Cocks
Bolingey
Leisure Park
Lanteague
Been Cross
Been Fm
Lambourne
Lambriggan
Ventongimps
Penhallow
Gellawater
Venton Vaise
Callestick
Cyder Fm
Higher Ventongimps Fm
Chyverton Ho
Tolgroggan Fm
Boswellick
Marazanvose
St Allen
Tretherras
Trevisvean
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CARRICK DISTRICT
Redruth 11 km or 7 miles A 3075
Redruth 13 km or 8 miles A 30
Truro 6 km or 4 miles A 39
St Erme
B 3284
B 3285
A 3058
A 392
A 30
05'